



CITY OF
ISSAQUAH
WASHINGTON

Development Services

1775 – 12th Ave. NW | P.O. Box 1307

Issaquah, WA 98027

425-837-3100

issaquahwa.gov

**City of Issaquah
Development Services Department
Administrative Site Development Permit**

NOTICE OF DECISION

TO: David Avenell
Polygon WLH, LLC
11624 SE 5th St
Bellevue, WA 98005
David.Avenell@polygonhomes.com

SUBJECT: Administrative Site Development Permit (ASDP) for Block 4 of the Issaquah Highlands

FILE NO.: ASDP18-00004

Decision Date: September 7, 2018

Request: Application for an Administrative Site Development Permit for construction of 38 affordable housing units throughout two (2) buildings, totaling 39,694 square feet, and one (1) detached Life Enrichment Options (LEO) House on an 84,071 square-foot (1.93 acres) site. One (1) condominium building is proposed to contain 28 units. The second condominium building is proposed to contain 10 units. These buildings will feature 2 and 3-bedrooms. The LEO House will contain five (5) assisted units and two (2) suite bedrooms for caretakers. The site will also contain a plaza, open lawn, parking, and landscaping.

Location: Northwest corner of NE Ellis Drive and Westridge Way NE, on Block 4 in Development Area 4 (Parcel No.: 2724069222)

Decision: On September 7, 2018, the Development Services Department approved the Administrative Site Development Permit application. Approval of this application is based on the April 27, 2018 submittal and the Site Plan submitted on April 27, 2018 and is subject to the following conditions:

NOTES

1. If any of the Conditions or portion thereof is declared invalid or unenforceable, the application must be remanded to the Responsible Official for reconsideration and evaluation for consistency and appropriateness of the remaining Conditions.
2. Appeals may be filed by the applicant, the City Responsible Official, property owners within three hundred feet of the proposed action, or other persons claiming to be directly harmed by the proposed action within 14 calendar days after the Responsible Official issues the decision and mails it to the applicant. Appeals shall meet the Criteria identified in Section 8 of Appendix L of the Development Agreement and follow the process identified in that Section.
3. Any major change (as determined by the Responsible Official) to the approved site plan or accompanying submittal information may require a revision to this ASDP or a new ASDP review and decision. Less substantial changes may be approved administratively by the Responsible Official.
4. Building, Site Work, Landscape, and Sign permits will not be approved unless all applicable Conditions of this Notice of Decision are satisfied to the satisfaction of the Responsible Official.
5. This action does not indicate nor imply that any development activities may occur without the required permits being issued.
6. This ASDP approval expires three years from the Decision Date or as otherwise provided by IMC 18.04.220.

Site

1. Blank walls must be avoided, if necessary articulation or other features shall be provided. This standard will be met through the use of materials, articulation, adding windows, and details that adds texture and visual interest to the wall. Landscaping may also be applied as a secondary feature of the building. Design proposals must be reviewed jointly by the Issaquah Highlands Architectural Review Committee (ARC) and the City of Issaquah (City). This will be reviewed with the construction permits.
2. No details were provided for the trash enclosure. The enclosure must be designed to extend a minimum of one foot above the height of the container(s), but should not be less than 6-feet tall. The enclosure should also be architecturally compatible with the buildings while providing a 100% sight-obscuring fence or wall with landscaping. The screen must be present on all sides abutting adjacent properties, the street or public areas, except for vehicular access side. The enclosure must be sized appropriately for the site and to accommodate all three streams: garbage, recyclables, and food waste. Prior to submittal of the Building and/or Site Work Permit, the applicant shall review the design with the City and City's waste removal company.
3. The mail kiosks are being shown in two locations. One mailbox kiosk can be found at the driveway entrance along 6th Place NE and the other kiosk is generally located adjacent to the parking lot on the south end of the driveway. The mailbox kiosk next to the parking lot is not easily accessible to the mail carriers and has the potential to block the pedestrian walkway. The mailbox location(s) should be in close proximity to roads or drive aisles for USPS mail carriers. A drive-up location shall be provided to facilitate deliveries. USPS approval of the location must have been received prior to approval of the Site Work permit.

4. To keep surrounding neighbors informed on the project a sign must be installed on-site that is visible and accessible during all stages of construction. Construction outreach shall include the following:
 - on-site signage in conformance with the City's sign template, to be erected prior to start of any construction; and,
 - monthly update sheet in conformance with the City's template, to be placed in a brochure box with the on-site sign and sent to members of the public who have signed up for updates throughout the duration of construction.

Building

5. Address signs identifying the condominium buildings and the LEO House shall be provided at the nearest road to clearly identify the location of the buildings. The address signs shall have numbers/letters approximately 6 inches in height. The final location and design shall be approved by the Responsible Official.
6. All buildings for the project must be built to Green 4-Star Rating. The Self-Certification Checklist must be submitted with construction permits.
7. The LEO House and condominium buildings must be designed to the Traditional Townscape Neighborhood style, not House and Garden. The buildings shall be designed to have a flat façade, consistent building heights and appearance with architectural embellishments such as window shutters, porches, and private patios. The design proposal must be reviewed jointly by the ARC and the City. This will be reviewed with the construction permits.
8. In Traditional Townscape neighborhoods buildings are generally set close to the street. The LEO House is setback approximately 30-feet from the right-of-way. The building must move forward towards the street with a maximum of 10-feet between the right-of-way and face of the building.
9. In a Traditional Townscape neighborhood street facing garages or storage units should be setback from the building façade. The structure south of the LEO House, which will house the waste enclosures, must be design in a manner not to look like a garage and should be setback from the front facade. The structure must be a Traditional Townscape design and compatible with the LEO House, which will be reviewed during the Building Permit review.
10. Waste generated by the LEO House must either be located inside the garage or waste enclosure. Whichever is chosen, it must be sized appropriately to be able to accommodate the containers for all three waste streams (trash, recycling, and compost). If waste pick-up service will be collected on 6th Place NE the applicant must work with City staff during the construction permit phase to determine the best location.

11. All building ends that face streets, trails, or pedestrian areas must be designed in a manner to engage the pedestrian and should not be treated as the “sides” of the buildings. Porch extensions, building modulation, and windows are appropriate design features.
12. All buildings must have primary pedestrian access from a sidewalk or trail that is accessible to the public. The streets and trails providing access to residential units shall be completed by Temporary Certificate of Occupancy or final inspection.

Affordable Housing

13. Per the affordable house development agreement, all 2-bedroom units must meet the minimum square foot requirements of 1,030 and all of the 3-bedroom units must comply with the 1,140 square foot requirements.

Landscape

14. This is a preliminary landscape review. More detailed review will occur with the Landscape and/or Building Permit, and will occur jointly with the ARC. The following are preliminary landscape comments:
 - Landscape for the site must comply with the Traditional Townscape standards (i.e., formal structured and urban in character with respect to configuration, species, durability, and provide year-round greenery).
 - Only 16% of the proposed trees are evergreen. A minimum of 30% of all trees for the project must be evergreen. The selected locations must be able to accommodate the evergreen trees at full maturity.
 - The parking lot must provide one tree for every 6 parking stalls. At a minimum, the site must provide approximately 13 trees. The current proposal shows only 12 trees within the parking lot.
 - All plazas and play areas must be designed to serve all ages and meet a variety of activities, both passive and active. A more detail review is necessary to determine if this has been achieved.
 - Mulch may not be used as a groundcover. It can be used in planting beds to help soil retain moisture and suppress weeds.
 - Landscape drawings shall show plants at 85% maturity.
15. Prior to the installation of any plant material, documentation shall be provided to the City that the associated irrigation plans have been reviewed by the Issaquah Highlands Community Association (IHCA) ARC (or equivalent as determined by the Responsible Official) and are consistent with the water budget and are consistent with the Issaquah Highlands Water Conservation Standards.

Compliance with the Issaquah Highlands Water Conservation Standards shall be evaluated as part of the Landscape Permit.

16. A Landscape Permit showing the final landscape and irrigation installation must be obtained prior to Temporary Certificate of Occupancy. Installation must be inspected and accepted prior to Certificate of Occupancy.
17. Plant material shall meet the spacing and size requirements outlined in Section 11.6 of the Issaquah Highlands Development Agreement. This will be reviewed in detail during construction permits.
18. Waste cans and dog pickup stations shall be located at the entrances to the upper plaza and play lawn.
19. Per Appendix S: Urban Design Guidelines, fences and railings used to delineate private and public space must be low in height, have an open transparent design, and consistent with the expectations of the Traditional Townscape neighborhood type. Rails are being proposed to enclose private patios and a fence is shown around the LEO House lawn area. No details regarding material, height, or design of the fence or railing were provided. Railing and fence designs will be reviewed during construction permits jointly by the ARC and the City.
20. Landscape details were not provided with the submittal. Root barriers shall be provided for all trees planted within 8-feet of a right-of way.
21. Where planter beds are adjacent to walkways, the mature sizes of the selected plants must not impinge on the walkway widths.
22. The landscape Performance Bond shall not be released without a letter of acknowledgement from the IHCA stating the landscaping will be maintained by the IHCA. If the landscape will not be maintained by the IHCA, a Maintenance Bond is necessary prior to the release of the Performance Bond and Certificate of Occupancy. The Performance Bond shall be paid prior to issuance of the Landscape Permit.

Trail

23. The current proposal shows two terracing retaining walls along the east side of the Multi-Purpose Trail. For a better pedestrian experience and so utilities can be easily accessible for future maintenance purposes, one of the retaining walls shall be relocated to the west side of the trail. The new layout will be reviewed during construction permits.
24. The Neighborhood Trail along the south end of the project must have a 4-foot wide landscape border on both sides of the trail.

25. The Neighborhood Trail must be 6-feet wide clear of obstructions, including the bike ramp and railing. A bike ramp or railing must be present along trail stairways.
26. Pedestrian signs identifying the presence of the Multi-Purpose Trail must be installed at trail entrances and key decision points along the trail. A plan showing the sign designs and locations along walkways must be submitted to the City for review and approval.
27. No callouts identifying the material for the Multi-Purpose Trail was provided. The trail must be constructed out of asphalt, concrete, or special paving.

Pedestrian

28. The crosswalk in the parking lot that sits between the two buildings must be moved towards the east and raised. Relocating the walkway will create a more direct path and raising the walkway will help slow traffic.
29. The fencing along the trail is less than 42-inches. Any grade changes (slopes, walls, rockeries, etc.) over 2.5-feet in height which have pedestrians within 3-feet require 42-inch fall protection or 54-inch railing if bicycles are present. The fence design will be reviewed during construction permits.
30. The pedestrian walkway along the interior drive aisle that crosses the LEO House driveway must be elevated to ensure pedestrians are visible to drivers.

Parking

31. The site plan shows two parking stalls being offered in the driveway of the LEO House. At a minimum, the group home must provide approximately 4 on-site parking stalls to meet the parking requirement. Parking will be reviewed during construction permits.
32. Approximately 6 bicycle spaces shall be provided based on the number of vehicular parking required. This will be reviewed with the construction permits.
33. Covered bicycle parking is being shown to the east of the waste receptacle. No details on the material or design was provided. Prior to installation the applicant must receive joint approval from the ARC and the City. Providing bicycle parking within the atriums of the buildings as well as on the site is highly recommended.

34. Bicycle racks shall be positioned to not block sidewalk, walkways, entrances when fully utilized. Final bicycle rack locations must be shown on Building and/or Site Work Permits.
35. The driveway entrance to the parking lot is located in between the condominium buildings. The driveway location creates a break in the street wall, which must be continuous. The driveway opening must be architecturally treated to create a continuous frontage. This can be achieved by placing a vertical element on either side of the driveway or providing covered sitting that is consistent with the Traditional Townscape design. Architectural features crossing the entry drive is strongly encourage. If added the architectural feature must be at an appropriate height that allows Eastside Fire & Rescue fire trucks to enter and exit the site without interference. Landscaping in combination with vertical architectural feature would be appropriate. The element must be designed to complement and continue the architecture to be consistent with the Traditional Townscape neighborhood type. Architectural features at driveways must not visually obstruct drivers.
36. No information regarding height, materials, or design was provided for the carport. The carport design must be designed to the Traditional Townscape Neighborhood style and resemble the condominium buildings' architecture and color. Examples of Traditional Townscape carports are shown below.



A Traditional Townscape carport should act as an extension of the main structure and complement the structure(s) exterior. The roof of the carport should be flat or slightly sloped, while being decorative. It is appropriate for a Traditional Townscape carport to be comprised of multiple materials such as wood, brick, aluminum, and steel. The structure may be a standalone

structure or incorporate a short retaining wall. In addition, the carport must be designed in a manner not to intrude into the fire access lane or interfere with the growth of adjacent plants. This will be reviewed with the construction permits. The carport design will be reviewed jointly by the Issaquah Highlands ARC and the City.

37. The carport is located along the western edge of the site. Parked cars have the potential to shine headlights into adjacent homes across 5th Place NE. A wall, fence, and/or landscape screen must be provided along the carport to block and contain headlights from shining into West Highlands Park homes.
38. Per Appendix O: Parking, at least 1 loading stall, 25-feet in depth and 10-feet in width, must be provided. No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities. In order to comply with the standards, the site must provide 1 loading space. This will be reviewed with the construction permits.

Roads and Drives

39. All vehicular entries to the site must be designed as driveway entrances using standard curb ramps. All grade transitions for the driveway entry shall occur in the planter strip area. Driveways are limited to 20-feet with a 2-foot wing on either side. Vehicular entries must be designed and sited to eliminate, or if necessary, minimize the impact to existing street trees.
40. All curbs must be vertical, unless otherwise approved by the DSD such as for fire access or some other unique circumstance. No extruded curbs are allowed.
41. “No Parking” or “No Parking, Fire Lane” signs, as appropriate, shall be shown on plans and installed prior to combustible construction.

Storm Water

42. Storm water design shall comply with the 2009 King County Drainage Manual and the City of Issaquah 2011 Addendum.
43. A comprehensive Westridge storm water memo listing total impervious surface, additional impervious surface purchased, fees paid, vault capacities, etc is required. Include additional impervious surfaces such as extended patios, walkway revisions, and design changes. Some storm water from this project flows to the Townhomes South vault, and some does not. Provide impervious areas for each.

The comprehensive Westridge storm water memo shall be submitted with the Site Work Permit submitted.

Utilities

44. Unused utilities stubs shall be removed and or abandoned per City Standards.
45. All dry and wet utility vaults, meters, equipment, and appurtenances are assumed to be shown on the ASDP submittal. Anything not shown on the ASDP submittal is assumed to be located within a structure. Any revisions or additions to what the ASDP has shown and approved outside of the structure may require a modification to the ASDP, except fire hydrants, at the discretion of the Responsible Official.
46. Design and placement of the above ground facilities, such as walkways, significant plant materials, etc., shall take priority over the convenient location of utilities, unless this would significantly compromise the function of the utilities. On all subsequent permits, utilities and their necessary easements shall be shown.
47. In no way shall the dry utility location impact or drive building placement on the site. Dry utilities shall be shown on Site Work and Building Permits to ensure these utilities are not driving building placement.
48. All aboveground utility vaults, meters, equipment, and appurtenances must be screened and compatible with the urban design and landscape design requirements.
49. Road construction and improvements for 6th Place NE will be constructed by the applicant, but under a separate permit application. If water service sizes were not sized appropriately for this development, 6th Place will need to be overlaid to avoid multiple asphalt patches. To be addressed with Site Work permit.
50. Catch basins must not be placed within 15-feet a trash enclosure. This will be reviewed with the Site Work Permit.
51. All water meters will be located within the rights-of-way or in public utility easements. Water meters shall be paired or grouped to the maximum extent possible without compromising other urban design features such as street tree placement. All water meters must be located such that they can be accessed with the City's drive-by meter reading system.
52. All existing easements must be shown. The plan set must identify the purpose of the easement (sewer, water, etc...) and the recording number listed next to the respective easement.
53. Trees may not be planted within 5-feet of a sewer or water main. This will be reviewed during construction permits.

Lighting

54. Exterior lighting shall be reviewed with the Site Work Permit. A lighting plan shall be submitted, which maintains lighting at the minimum level necessary for safety, and balances the goal of minimizing night glow and off-site lamp visibility with pedestrian scale lighting. In particular, with regards to adjacent areas especially residences, the parking lot shall be designed to:

- ensure no direct spilling of light
- minimize reflective light and exterior glare spilling from the parking lot
- eliminate or significantly reduce visibility of pin point light sources. This may include limiting openings, screening openings with architectural and/or landscape elements, fixture selection (e.g. cut off, lenses), fixture location, turning off fixtures late at night/early in the morning, etc.

The lighting plan shall comprehensively address building, street, courtyards, parking lot, and landscape lighting so that lighting impacts are not compounded in portions of the site by overlapping illumination patterns. To facilitate review of the lighting, a point-by-point photometric calculation showing illumination levels on the pavement shall be submitted with the Site Work and/or Building Permit for construction of lighting. The illumination calculation shall include all fixtures that contribute light to the site (poles, bollards, building mounted lighting). If steps or significant changes in grade occur, this should be accurately modeled in the photometric calculation. Additionally, a fixture schedule, manufacturer's cut sheets for all fixture types, and fixture mounting details shall be provided. Low wattage decorative fixtures such as sconces or porch lights can be excluded from the calculation.

55. No lighting is being shown along the trail. Lighting must be provided along the Multi-Purpose Trail that not only illuminates the path, but the pedestrian faces. A photometric must be submitted with the Site Work Permit for a comprehensive lighting review.

Miscellaneous

56. Signs will require a separate permit.

57. When the right-of-way or tract property line is located at the back of a sidewalk, and it is determined to be necessary by the Responsible Official, a two-foot maintenance and repair easement shall be granted prior to Certificate of Occupancy for either building. For instance, if a building or wall is located at the back of sidewalk, the easement is not necessary.

58. A Construction Impact Mitigation Plan (CIMP) shall be prepared that addresses the following:

- description of different stages of construction and associated activities and primary equipment(s) to be used at each stage;
- noise control measures for construction activities;
- air quality control measures, including off-site migration of dust and dirt from construction activities;
- laydown area, including construction worker parking, material and equipment storage;
- construction fencing plan;
- on-site circulation plan for construction vehicles;
- truck route plan;
- traffic control plan, including signage, flaggers, and plan to address any right-of-way closures; and,
- public outreach and site notification, including contact information for site supervisor.

The CIMP shall be approved prior to issuance of the first construction permit. Changes to construction activity may necessitate updating the CIMP.

59. Construction outreach shall include the following:

- on-site signage in conformance with the City's sign template, to be erected prior to start of any construction; and,
- monthly update sheet in conformance with the City's template, to be placed in a brochure box with the on-site sign and sent to members of the public who have signed up for updates throughout the duration of construction.

Reasons for Decision:

1. The purpose of the ASDP process is to ensure that proposed projects are:
 - consistent with Issaquah Highlands Development Agreement and City policies and regulations;
 - designed to harmonize with the neighborhood types;
 - designed with consideration of the site attributes (topography, wetlands, waterways, and views);
 - designed for the efficient and effective layout of the infrastructure; and
 - designed to achieve, protect, and enhance the character of Issaquah Highlands.

Finally, the planning level review of the ASDP allows an applicant to obtain a land use decision prior to preparing detailed construction plans. As such, the plans are intentionally conceptual in nature and will likely receive further refinement and development during development of construction plans. Additional permits will be required for signs, buildings, and on-site improvements and utilities.

2. The proposal is for the construction of one LEO House and two condominium buildings on a 1.93 acre site. The LEO House will provide 7 bedrooms and the two condominiums will offer 38 affordable units. The subject project will be located on the southwest corner of 6th Place NE and NE Ellis Drive. The site is currently undeveloped.
3. The proposal has been reviewed for its consistency with Issaquah Highlands development standards. With incorporation of the conditions, the application is generally consistent with these standards including Goals (Appendix A), Uses (Appendix B), Stormwater Management (Appendix D), State Environmental Protection Act (Appendix I), Dimension Standards (Appendix N), Parking (Appendix O), Landscape (Appendix P), Affordable Housing (Appendix R), Urban Design Guidelines (Appendix S), Trails (Appendix T), and Parks and Plazas (Appendix U).
4. The subject site's entitlements were not initially part of the Grand Ridge EIS, but was part of the 100 Transferred Development Rights (TDR) that were relocated from Park Pointe to the Westridge development. As a result, a SEPA decision, which was limited to the potential adverse impact of the 100 TDRs, was conducted. The proposal has been reviewed for its consistency with previous approvals including the Lot Line Adjustment (LLA14-00002), SEPA Determination of Non-Significance (SEP17-00001), and Short Plat – SP16-00001. The project must comply with the amended Development Agreement guidelines, which state the required affordable housing units must be either 2 or 3-bedroom type units, the unit size cannot be less than 1,030 for 2-bedroom units and 1,140 for 3-bedroom units. The application, as conditioned, is consistent with these approvals.
5. No phasing of improvements was indicated with the proposal. It is assumed the structure and all site improvements will be constructed in a single phase.
6. Per the Issaquah Highland Development Agreement, the maximum building height for Development Area 4 is 85-feet. The proposed building will reach approximately 45-feet in height and is within the established limits.
7. Issaquah Highlands is a pedestrian-friendly and oriented community that strives to provide visually interest. Blank walls create a dull pedestrian environment and must be avoided.
8. Mailboxes should be in a common outdoor space that is located in central areas and encourages social interaction. The current locations are centrally located, but one kiosk is not easily accessible.
9. Per the Fourth Amendment to the Issaquah Highlands Development Agreement, the Master Developer (Port Blakely Communities) shall require builders to build to Built Green 4 Star/Energy Star standard in place at the time of the agreement. This will be reviewed with Building Permit.
10. Traditional Townscape is the neighborhood type selected for Block 4. Per the Urban Design Guidelines (Appendix S), the project's overall layout adheres to the setback, providing visual relief by having landscaping along the building facades, parking location standards, consistent building heights, minimum driveways and curb cuts. The proposal shows the building set within 10-feet of the right-of-way, landscaping between the sidewalk and building structures, and the parking lot is located on the rear side of the building. However, there are several elements which are not consistent with the neighborhood type:

- the side of the buildings do not possess additional architectural details to differential the side from the front of the building,
 - there is a street-facing garage that is aligned with the main structure, and
 - there are no breaks in the building façade at corners.
11. The waste enclosure for the condominiums must be sized to accommodate garbage, recyclables, and compost. In addition, the enclosure must be within 200-feet of each unit. The applicant must provide calculations indicating the basis and assumptions for enclosure sizing, for confirmation by the City and their waste purveyor. A detailed review will occur with the construction permits. Though the proposed enclosure may be within 200 ft of all units, a more central location may better serve both residents and the waste purveyor.
 12. It is important that the trash enclosure along the Neighborhood Trail be concealed and compatible with the condominium buildings design style to create a cohesive look. The IHCA and the City will jointly review the waste enclosure design during construction permits.
 13. Garages projecting in front of homes is discouraged in the Issaquah Highlands. Street facing residential garages shall be place and designed in a manner that is inconspicuous and minimizes visual impacts on the pedestrian. Placing living areas forward of and over garages de-emphasizes garages.
 14. In an effort to not create an eyesore, waste containers for the LEO House must be stored within a structure or a non-street facing enclosure, which is designed as an integral part of the house character and neighborhood type.
 15. Although, wet and dry utilities are a necessary, they are also visually unappealing. Thoughtful consideration must be given to screening and their locations in an effort to reduce the visual impacts.
 16. The pedestrian experience is a key component that must be considered within a Traditional Townscape neighborhood. Sides of buildings should be designed with as much thought as the front facades. All building facades shall be designed with detail and interest, especially, facades that directly face a street or pedestrian walkway.
 17. A development agreement was established with the City, which outlines how many affordable housing units the applicant must provide within the Westridge Development. The agreement outlines how many units must be constructed for each income level and the minimum floor area for two and three-bedroom units. City staff will be working with A Regional Coalition for Housing (ARCH) to ensure all requirements detailed in the development agreement are met.
 18. The landscape is regulated by Appendices P (Landscaping Standards) and the S (Urban Design Guidelines). The following requirement must be met prior to construction:
 - All landscaping shall be designed to meet the Traditional Townscape neighborhood type
 - A minimum of 30% of all trees shall be evergreen trees
 - Planting beds less than 200 square-feet must contain at least one tree.

With the exception of the criteria listed above, the site plan meets or exceeds all requirements listed above for this level of review. This will be verified with construction permits.

19. Irrigation is required with a landscape plan, per ARC and IHCA, and no irrigation was shown on the plans. To insure all plants will be maintained in a healthy growing condition and improve survival rates, irrigation must be installed. The system shall be designed to conserve water by using the best practical management techniques available.
20. Having waste cans and dog pickup stations helps reduce the littering and promotes cleanliness.
21. In an effort to promote social interaction and be consistent with Traditional Townscape design, but also delineating spaces, fences and railing shall be low and open.
22. Root barriers are required for trees in or within 8-feet of a right-of-way. Over time, tree roots can cause damage to foundations, walls, and walkways. Root barrier acts as a shield deflecting roots from leeching moisture and forces roots to down to deeper depths helping to reduce property maintenance cost.
23. The current proposal shows a row of trees planted on the east side of the Multi-Purpose Trail. Typically, trees should not be planted on or within 5-feet of utilities. Since the existing side sewer line is 15-feet below ground, trees that do not possess aggressive root systems are acceptable and may be planted in this area.
24. Two plazas and an open lawn are being proposed. These spaces should be design for all ages and incorporate rest stop facilities where appropriate for optimal use, and they did not fully achieve these requirements.
25. To enhance the pedestrian experience trails are required to provide a landscape border on both sides of the walkway. The current proposal shows the Neighborhood Trail with a single landscape border, which is not complying with the development agreement. A 4-foot wide landscape border must be provided on the south edge of the property and needs to be consistent with the Traditional Townscape landscape style.
26. Signs are both a functional and attractive way to help navigate the public through a space. Wayfinding adds to the pedestrian experience by implementing visually interesting guides that allow someone to effortlessly go from point A to point B. Little information on signage was provided and a separate Sign Permit is always required.
27. Multi-purpose trails are intended to provide a connection to community-wide or regional routes for pedestrians. The trail should be designed out of a material that allows for high-use and can accommodate all users.
28. Establishing functional and safe walkways is a guiding principle within Issaquah Highlands. A raised crosswalk helps promote safety by creating awareness and visibility of a pedestrian to approaching motorists. A raised walkway also acts as a speed bump, which slows down traffic and deters speeding. The Issaquah Highlands encourages designs that are functional and give pedestrians the priority. Moving the proposed crosswalk towards the east creates a more efficient and direct path across the roadway.
29. It is the City's responsibility to promote health, safety and welfare of its citizens. All raised walkways above 30-inches throughout the City must provide fall protection to avoid unwanted injuries and unsafe environments.

30. Per Appendix O: Parking, parking is determined by use and number of dwelling units being constructed. Between the two subject buildings, 38 affordable housing units will be provided. At a minimum, the site must provide 76 on-site parking stalls. The site plan shows a total of 72 on-site parking stalls. Since the site cannot accommodate the total number of stalls and is located adjacent to a public right-of-way the site is permitted to receive parking credits. According to Section 4.9, "one off-street parking stall for each 20 linear feet of abutting right-of-way" is allowed. The proposal shows approximately 295 linear feet along the right-of-way. The site meets the total number of parking that must be provided on-site.
31. Parking for the LEO House is separate from the condominium buildings and according to Appendix O: Parking, is determined by the number of units being offered. The group home must provide at least one parking stall for each 2 units in addition to one parking space per employee shift. The applicant is proposing to provide 5 beds for individuals with complex health needs and 2 beds for caregivers. Per Section 4.9, "all parking for employees and residents must be provided on-site." The site is required to provide approximately 4 stalls for the LEO House. The site plan shows two parking stalls being made available in the driveway, which is not meeting the parking requirement. Parking will be reviewed in detail with construction permits.
32. Per Appendix O: Parking, at least one bicycle parking space must be provided for every 12 vehicle spaces. At a minimum, the site must provide approximately six bicycle parking spaces. The site plan shows the location of the bike racks, but not the quantity of spaces provided. For easy access and visibility bicycle parking should be provided within the atriums of the buildings. Having parking closer to the buildings may also encourage bicycle ridership. This will be reviewed further with the construction permits. Parking stall sizes must comply with adopted standards and should take advantage of 2-foot overhang to reduce the parking lot size.
33. Internal pedestrian walkway standards for parking lots require walks to maintain a minimum clear area at least 5-feet in width for safety reasons. This will be reviewed during construction permits.
34. A carport is being proposed for the project and no information on the carport design was provided. In addition to providing weather protection for vehicles, the carport also reduces visual impacts of the parking lot, especially for the development to the west. The parking structure must be consistent with the Traditional Townscape design and compatible with the condominium buildings to create a consistent design through the entire project. The carport design and location must not interfere with the required parking lot landscaping, nor impact Eastside Fire and Rescue's ability to use parking lot drive aisle for emergency services. Perimeter parking lot screening is required to prevent headlights from the parking lot from shining outward.
35. Breaks in building facades for driveways and/or walkways should be connected by street walls, which can be vertical architectural elements. The street walls provide balance between structures and building gaps by creating a more visually interesting element or space and enhancing the pedestrian experience.
36. Two off-site loading stalls are being proposed. According to the development agreement, at least one loading stall must be located on-site. The currently proposal is not comply with this standard and must be revised.

37. The City must ensure all curb cuts, driveways, and driveway aisles are designed to meet Appendix O and Street Standards.
38. Appendix D: Stormwater outlines stormwater management standards. The proposed design must meet all necessary requirements at this level of review.
39. Access and equipment associated with wet and dry utilities are a necessary part of a functioning community. However, their presence does not enhance the overall project character and goals. Therefore, the equipment must be placed in area less visible to pedestrian and walkways and screened with fencing and/or landscaping.
40. The City requires all dumpsters and trash compactors to be located away from storm drains to ensure unwanted substances do not enter the City's water source.
41. On-site lighting information was not provided. A key aspect of achieving sustainability is lighting efficiency through the placement, design, and amount of light for the development. Lighting should also contribute to a successful sociable public realm through the placement and level of lighting as well as the light fixtures themselves. To ensure pedestrian connections have been designed as barrier-free and built with appropriate lighting and safety considerations, the applicant must submit a site plan showing light locations and photometric plan with the Site Work Permit.
42. The proposal was reviewed and approved with conditions by the Issaquah Highlands Architectural Review Committee.
43. The proposal is within the Project Envelope for Issaquah Highlands; therefore, no further SEPA review is required per Appendix I (SEPA).

Public Comment:

A Notice of Application was distributed as required. One comment was received, which is provided below.

Comment: "As noted by a member of the city council (now the mayor), I strongly agree and believe it would be beneficial if the affordable housing was spread throughout the neighborhood and not just in a particular section. Also, the council should reach out to the IHCA staff (i.e. Jessica) how to effectively build and manage the garage and recycling matter. Note this topic is one of most challenging thing for the West Highlands Park affordable homes."

Response: Per Appendix R: Affordable Housing Standards, all residential projects regulated by the Issaquah Highlands Development Agreement must designate at least 30 percent (30%) of the project to affordable housing. In July 2016, the applicant requested to use 100 Transferred Development Rights (TDR) in their Westridge Development. TDRs is a program that allows density from eligible sending sites to eligible receiving sites through a voluntary process. In June 2017, the City approved the 9th Major Amendment to the Issaquah Development Agreement approving the applicant's request. As part of this agreement the applicant is required to construct a total of 49 affordable homes in the Westridge Development. Ten of the 49 units will be dispersed throughout the market rate units within the Westridge Townhomes – North project and the remaining units will be constructed throughout the two condominiums.

Homes within the Issaquah Highlands are required to screened waste containers. For large scale projects, such as this one, the waste containers must either be kept indoors and wheeled to the street on collection days. All outdoor containers within residential developments must be screened with fencing and landscaping from all sides. The City works with developers and Recology to ensure the waste containers are adequately sized and screened from view as to not create an eyesore.



Valerie Porter, DSD, Associate Planner

9/7/18

Date

Attachment List:

1. Construction Conditions
2. Site Photographs, submitted on April 27, 20118
3. Plan Set, dated March 30, 2018
4. Landscaping Plan Set, submitted April 27, 2018
5. Section, Multi-Purpose Trail

cc: Lucy Sloman, DSD Land Development Manager
Doug Schlepp, DSD Engineering Consultant
Sarah Hoey, Executive Director, Issaquah Highlands Community Association

Attachment 1 – Construction Conditions

1. Water Mains & Systems:
 - a. All water flow interruptions shall be scheduled with City Public Works Operations at least 14 calendar days ahead.
 - b. All flow interruptions, individually, shall be no longer than 8-consecutive hours leaving 16-consecutive hours for storage recovery.
 - c. These instructions are in addition to, or modification to, existing City Standard Operating Procedures for scheduled water main shut-downs.
 - d. Use, or remove at main, all existing potable water stubs abutting this project that will not be extended and used with this project.
 - e. All proposed removals of existing water main and appurtenances shall include the valve feeding the proposed, abandoned main or appurtenance.
 - f. Maintain minimum of 10' separation in all directions between sanitary sewer and potable water mains.
2. Provide detailed Utility Plan that includes potable water system piping, fittings, appurtenances and all other features associated with potable water systems that are being proposed for installation or proposed to be removed. Include all sizes, lengths, types, materials and quantities. Include detail drawings of all POCs and other features that need enlarged and detailed to be reviewed and installed without ambiguity.
3. Provide detailed irrigation design, including POC and its detail enlargement. Include backflow protection and appropriate notes (notes can be gleaned from this document or by calling Drinking Water Quality at 425-837-3470).
4. Provide mechanical drawings of fire systems for all buildings. Provide mechanical drawings for clubhouse uses such as pool, spa, and any other water-using appurtenance or installation.
5. Show all applicable Water Standard Details on design drawings.
6. Provide restrained-joint system for all piping, fittings and appurtenances within project.
7. Backflow Protection:
 - a. Water Quality inspections required at least at rough-in and final. Schedule inspections through MyPermit.Com. If installing systems connected to potable water such as radiant floor heating, flow-through fire suppression, or installing non-potable water lines for irrigation or wastewater uses, it is highly advisable to work directly,

often and early during construction with City PWO (Drinking) Water Quality section. Not doing so may very well delay certificate of occupancy.

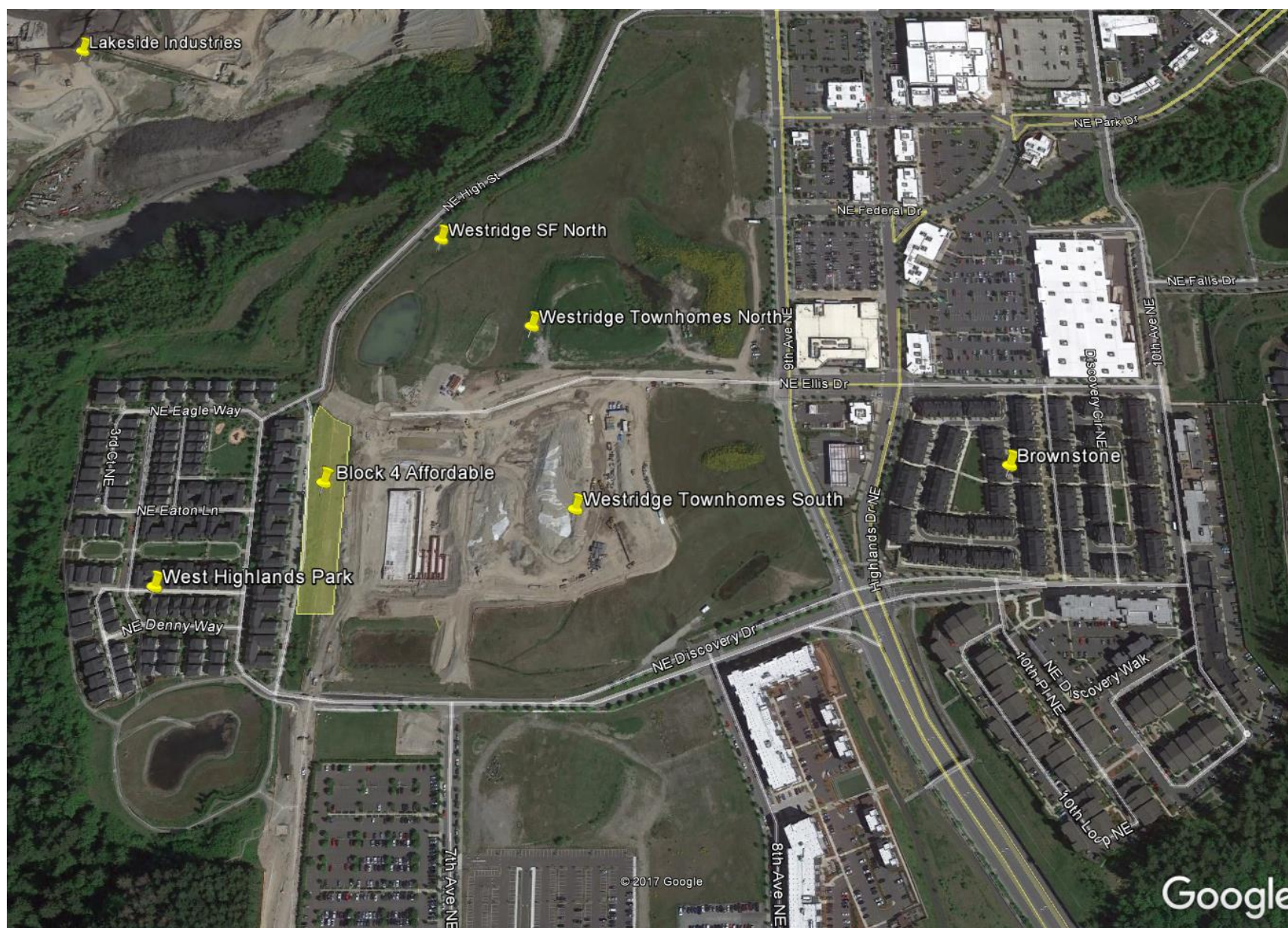
- b. Backflow devices may need to be installed (irrigation, fire, other). Backflow permits are separate permits, separate from all other permits. Multiple backflow devices can be on one permit.
- c. The project proposes buildings that are greater than or equal to 30' in height; domestic water to buildings higher than 30' from the meter to bottom of uppermost gutter will require backflow protection on the domestic supply.
- d. Define if fire suppression system(s) will be installed. If so, define, detail and show supply, and how it shall be metered. Strict criteria exist for Flow-Through Fire Systems; if planned, please provide details well in advance of permitting. PWO (Drinking) Water Quality section shall review all Flow-Through fire suppression system designs, in addition to other agency reviews.
- e. Flow-through fire systems:
 - i. Provide detailed plans for fire suppression system(s) to PWO and other required agencies for review, allowing sufficient time for agency review, comments and approval.
 - ii. Do not install wallboard or other covering material on walls or ceilings where flow-through fire system piping is located until (Drinking) Water Quality inspection has been scheduled, conducted, and the piping arrangement approved.
 - iii. Do not deviate from flow-through fire system piping design, once approved by (Drinking) Water Quality and other agencies; install piping per approved design.
 - iv. The following elements define a flow-through fire system for (Drinking) Water Quality purposes; these elements must be included into the design without deviation:
 - 1. No fire department pumper connection;
 - 2. Potable water piping and materials must be used;
 - 3. Piping end(s) terminate at a non-human-consumptive fixture using potable water (toilet, washing machine) as its sole water source;
 - 4. Piping arrangement cannot be looped;
 - 5. Piping arrangement shall be one continuous pipe without branches or tees unless the branch or tee ends as described in item "iii."
 - 6. A single feed to an elevated floor is allowed.
- f. If storm water is collected and stored, with the intent to be used to augment or replace a potable water supply, strict criteria exist for the system's design and intended operation, and specifically, the connection between the non-potable water and potable water systems. Provide complete system design and intents for City and PWO (Drinking) Water Quality review, before the Site Development Permit is awarded.
- g. Additional backflow devices may need to be installed depending on equipment and systems installed within the building that are connected to potable water. Mechanical plans must be reviewed by City PWO (Drinking) Water Quality section. This especially important for any water-connected devices inside the LEO home.

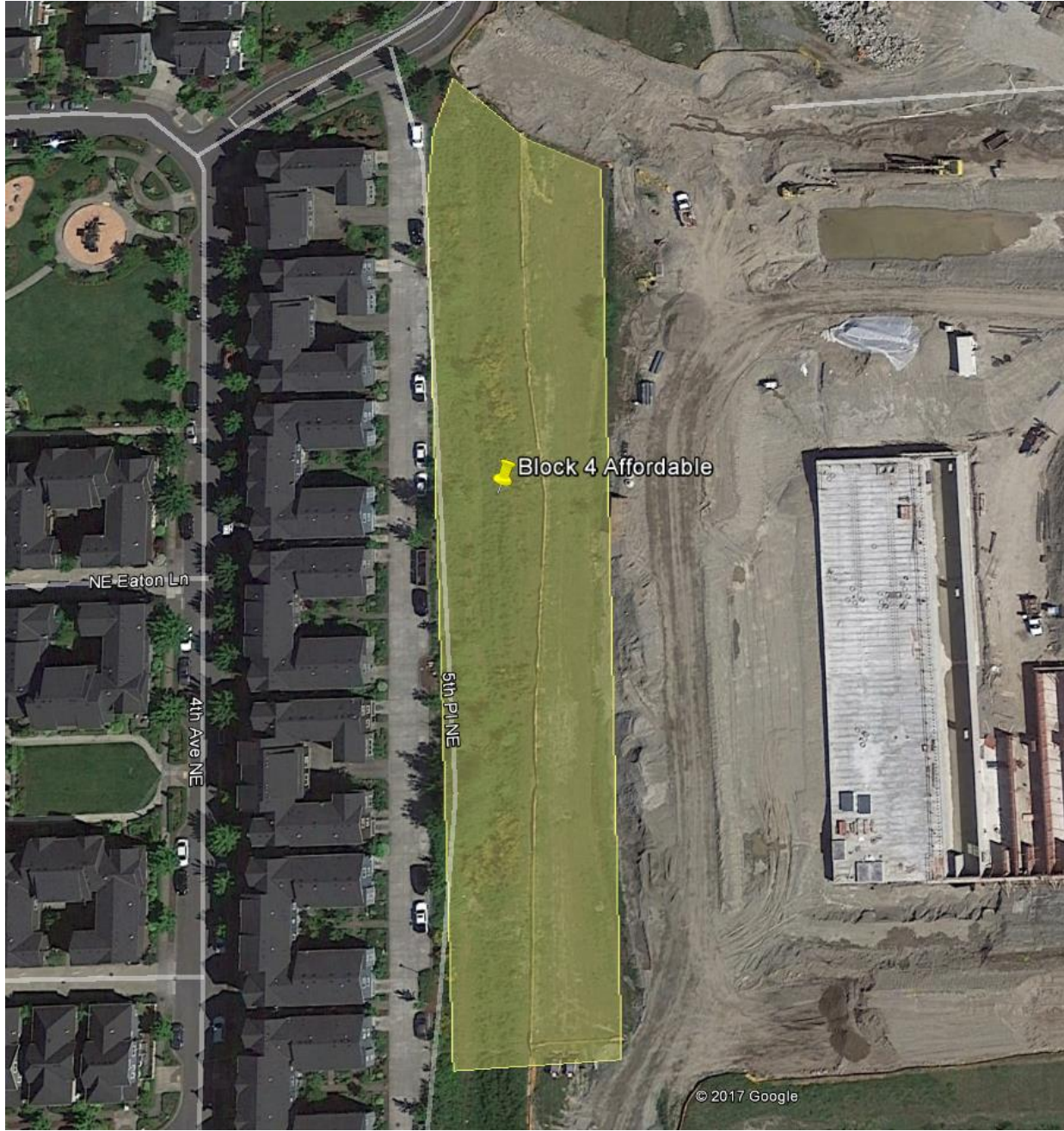
8. New Water Meters:

- a. Plan accordingly with City Public Works Operations for installation of new water meters and services (3/4" – 2"). Lead time is a minimum of eight weeks. Final grade elevation at sidewalk or planter where meters are to be installed must be established before City provides installation. Work directly with PWO at (425) 837-3470OR ...
- b. Developer may tap and install new services provided that work is planned and coordinated through DSD, DSD site inspector is on-site during this work, the tap is installed by third-party vendor specializing in potable water 'hot' tapping which is their primary business model, and all work conforms to Issaquah Standards. In this instance, the developer shall provide and install all water service components per Standard, including water meter. City shall provide and install Meter Transmitter Unit (MXU) for all meters. Please note on all appropriate sheets.
- c. Double meters (or more) are preferred for domestic water and irrigation meters (pair irrigation with domestic, where possible). No more than 10% of domestic and irrigation meters (combined total) shall be single.
- d. Meters not in front of the building served (double meters at respective 'property lines' acceptable), and meters in banks of three or more require permanent, brass address tags attached to each setter, before meter is installed.

9. Standard Details:

- a. Make this change to Standard Details W-04 (blow off assemblies) and W-07 (air vacuum release assembly)
- b. Use this product and application method for Blow Off Assembly Standard Detail W-04 and Air Vacuum Release Valve Assembly Standard Detail W-07: "Clean, scuff-sand and prepare per paint manufacture's specification. Prime with 1 coat (6 Mills) of Sherwin Williams "Pro-Cryl" Acrylic Primer (B66 W 310 643-22681) and then top-coat with 1 coat (6 Mills) of Sherwin Williams "Cryl-HPA" High Performance Acrylic Gloss, High Gloss Bright White (B66 W 377 6405-18908)."
- c. Add this comment to Water Standard Detail W-04, Item #E, Blow Off Assembly: "Install brass, 4" female Seattle Standard Thread x 2 1/2" male National Standard Thread fitting. Install 2 1/2" cap NST."
- d. Do not install components #M - #Q, inclusive, for Water Standard Detail W-11, 3" & Larger Meter Installation.
- e. Use these Updated Standard Details:
 - i. W-02 Fire Hydrant Assembly, Updated March 1, 2018
 - ii. W-09 .75" and 1" Water Meter Service, Updated February 2018
 - iii. W-18 Valve Box Installation, Updated March 1, 2018







SITE INFORMATION

POLYGON WLH, LLC
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005
(425) 586-7700
CONTACT: RICHARD RAWLINGS

CORE DESIGN, INC.
14711 N.E. 29TH PL. SUITE 101
BELLEVUE, WA 98007
(425) 885-7877
CONTACT: GARY R. SHARNBROICH, P.E.
GLENN R. SPRAGUE, P.L.S.

NORTH FORK ISSAQUAH CREEK

1.93± ACRES

URBAN VILLAGE

39

RESIDENTIAL (5-80 DWELLING UNITS/ACRE)

20.21 DU / AC

RESIDENTIAL . COMMERCIAL

RESIDENTIAL

2724069220 AND 2724069224

CITY OF ISSAQUAH
CITY OF ISSAQUAH
CITY OF ISSAQUAH
QWEST COMMUNICATIONS
PUGET SOUND ENERGY
PUGET SOUND ENERGY
COMCAST

CITY OF ISSAQUAH
CITY OF ISSAQUAH
CITY OF ISSAQUAH
QWEST COMMUNICATIONS
PUGET SOUND ENERGY
PUGET SOUND ENERGY
COMCAST

ISSAQUAH SCHOOL DIST. 411
EASTSIDE FIRE AND RESCUE

9,410 GPD
16,941 GPD

$$1,568 \text{ GPH} = 0.06 \text{ CFS}$$

0.43 CFS
0.54 CFS

BLOCK 4 OF SHORT PLAT NO. SP16--00001,
RECORDED JANUARY 24, 2017 UNDER RECORDING
NO. 20170124900006, RECORDS OF KING COUNTY,
WASHINGTON.

N88°02'05"W ALONG THE NORTH LINE OF THE NE 1/4 SECTION 27, TOWNSHIP 24N, RANGE 6E PER THE FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 235 OF PLATS, AT PAGES 15 THROUGH 22, RECORDING NO. 20060619000212, RECORDS OF KING COUNTY, WASHINGTON.

(PER DAVID EVANS AND ASSOCIATES)
NAD 83/91 BASED ON GPS SURVEY
CONSTRAINED TO N.G.S. STATION "MERCIA"
LOCATED IN BELLEVUE, WASHINGTON, AND
THREE EXISTING DAVID EVANS AND
ASSOCIATES CONTROL POINTS LOCATED
ALONG INTERSTATE 90 IN ISSAQUAH,
WASHINGTON.

(PER DAVID EVANS AND ASSOCIATES)
NAVD 88 BASED ON N.G.S.
STATION "MERCIA" LOCATED IN
BELLEVUE, WASHINGTON.

1	TITLE SHEET
2	EXISTING CONDITIONS
3	OVERALL PLAN
4	PRELIMINARY SITE PLAN
5	PRELIMINARY GRADING PLAN
6	PRELIMINARY UTILITY PLAN



SCALE: 1" = 500'



A scale bar with markings for 0, 1, 2, 3, and 4 miles. The bar is divided into four equal segments, each representing 1 mile. The word "MILES" is written below the bar.

APPROVED BY POLYGON NORTHWEST FOR
REVIEW BY THE DSD

PLANNING	ENGINEERING
<p>1. Define the problem</p> <p>2. Identify the objectives</p> <p>3. Identify the constraints</p> <p>4. Identify the stakeholders</p> <p>5. Identify the resources</p> <p>6. Identify the risks</p> <p>7. Identify the opportunities</p> <p>8. Identify the threats</p> <p>9. Identify the challenges</p> <p>10. Identify the solutions</p> <p>11. Identify the alternatives</p> <p>12. Identify the options</p> <p>13. Identify the choices</p> <p>14. Identify the decisions</p> <p>15. Identify the actions</p> <p>16. Identify the steps</p> <p>17. Identify the tasks</p> <p>18. Identify the activities</p> <p>19. Identify the processes</p> <p>20. Identify the procedures</p> <p>21. Identify the methods</p> <p>22. Identify the techniques</p> <p>23. Identify the tools</p> <p>24. Identify the equipment</p> <p>25. Identify the materials</p> <p>26. Identify the components</p> <p>27. Identify the parts</p> <p>28. Identify the pieces</p> <p>29. Identify the items</p> <p>30. Identify the objects</p> <p>31. 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DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	

DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	

DSD Program Manager _____ Date _____

Public Works Engr Director _____ Date _____

ASDP



DESIGN
ENGINEERING • PLANNING • SURVEYING

SCALE:
DESIGNED VMG
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CHECKED GRS
DATE 05/29/2015
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL SCALE

TITLE SHEET

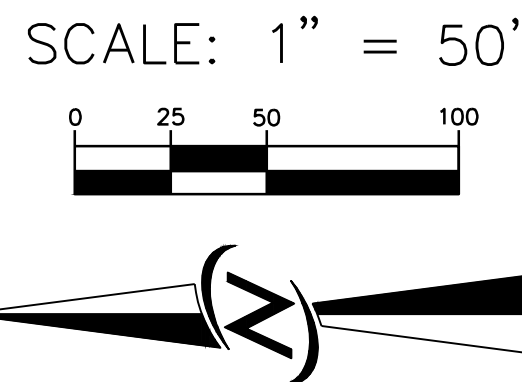
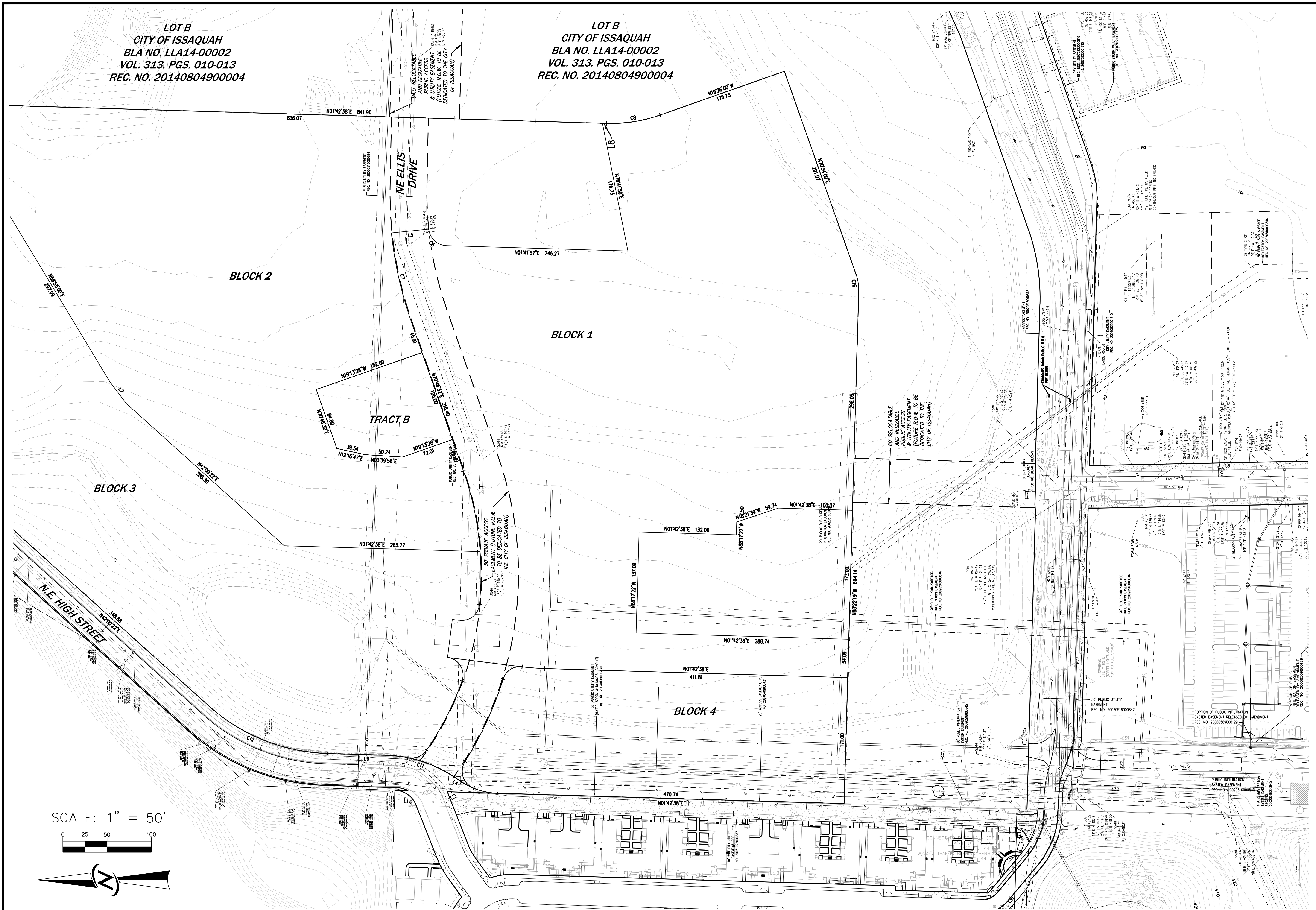
WESTRIDGE - BLOCK 4

POLYGON WLH, LLC

11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
13128A

DRAWING
P1.0SHEET **1** OF 6



EXISTING CONDITIONS

WESTRIDGE - BLOCK 4

POLYGON W/LH, L.L.C.

11624 SE 5TH STREET

BELLEVUE, WASHINGTON 98005

PROJECT NUMBER

13128A

DRAWING

P2.0

SHEET

2 OF 6

SCALE:

DESIGNED

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VERIFY SCALE

BAR IS ONE INCH

ON ORIGINAL

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REVISION

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CK

CORE DESIGN

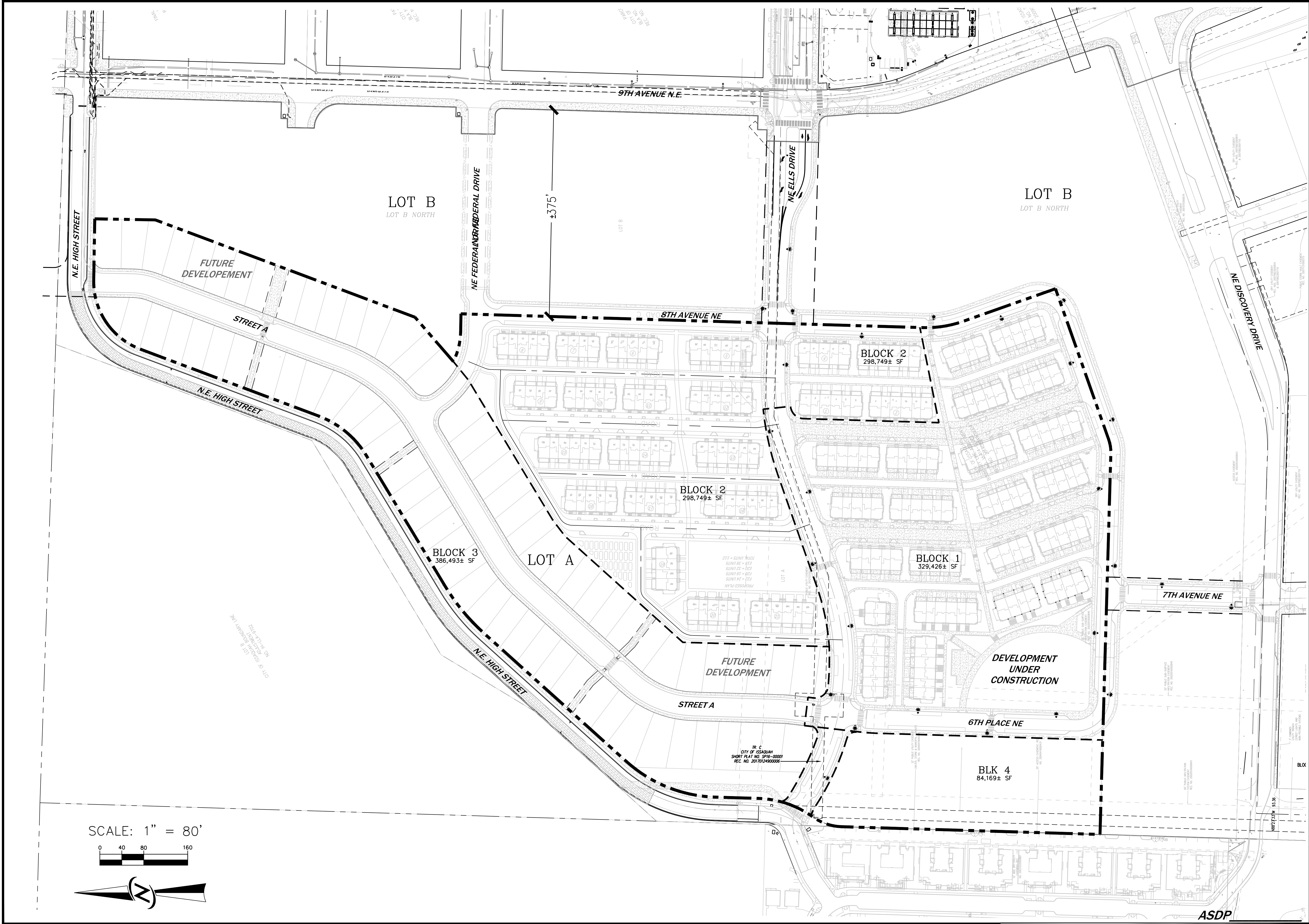
ENGINEERING • PLANNING • SURVEYING

14771 NE 29th Place Suite 101

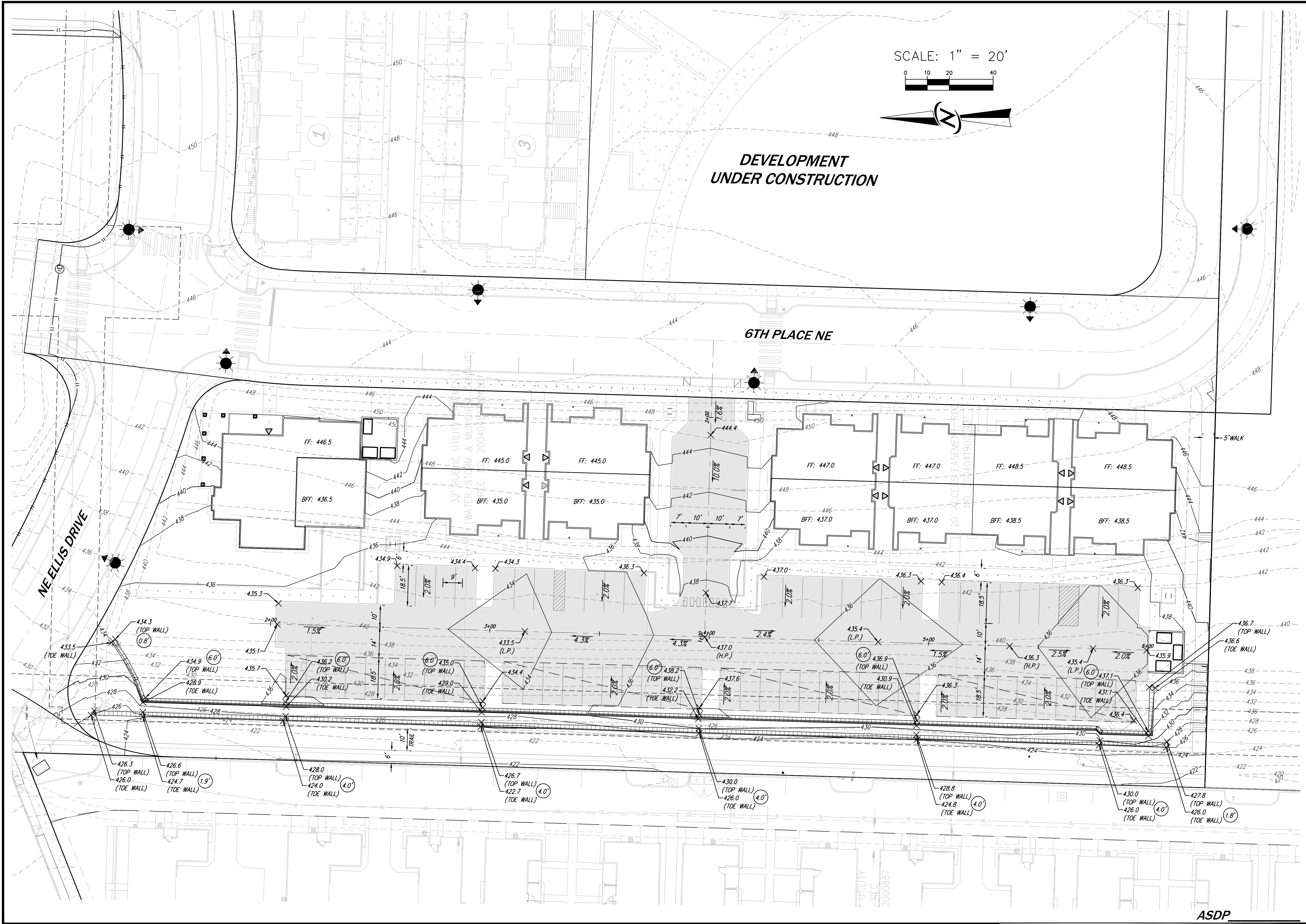
Bellevue, Washington 98007

425.862.7877 Fax 425.862.7963

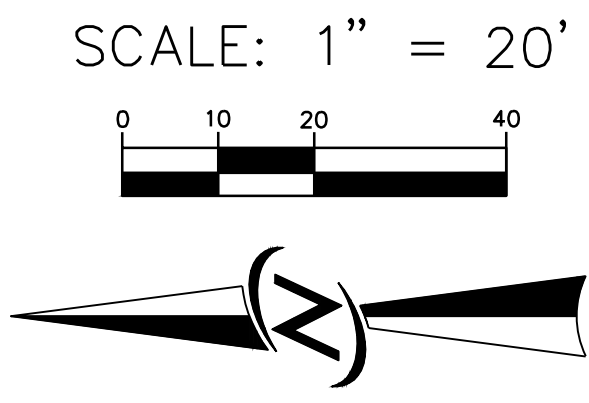
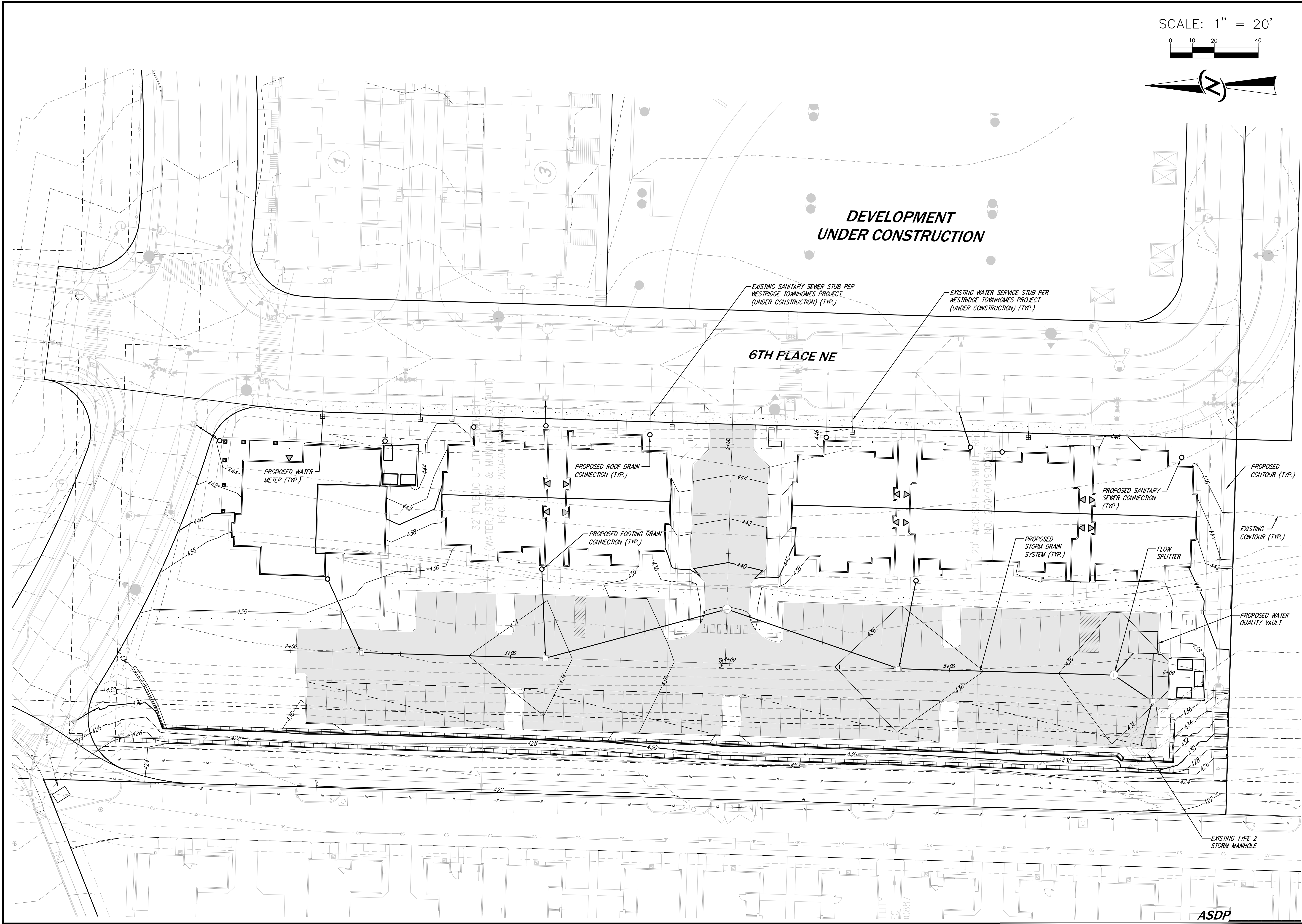
ASDP



		NO. DATE REVISION BY CK
<p>14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.86527877 Fax 425.86527963</p> <p>CORE DESIGN ENGINEERING • PLANNING • SURVEYING</p>		
SCALE: DESIGNED DRAWN CHECKED DATE VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING	<p>OVERALL SITE PLAN WESTRIDGE - BLOCK 4 POLYGON WLH, L.L.C. 11624 SE 5TH STREET BELLEVUE, WASHINGTON 98005</p>	
PROJECT NUMBER 13128A	DRAWING P3.0	
SHEET 3 OF 6		

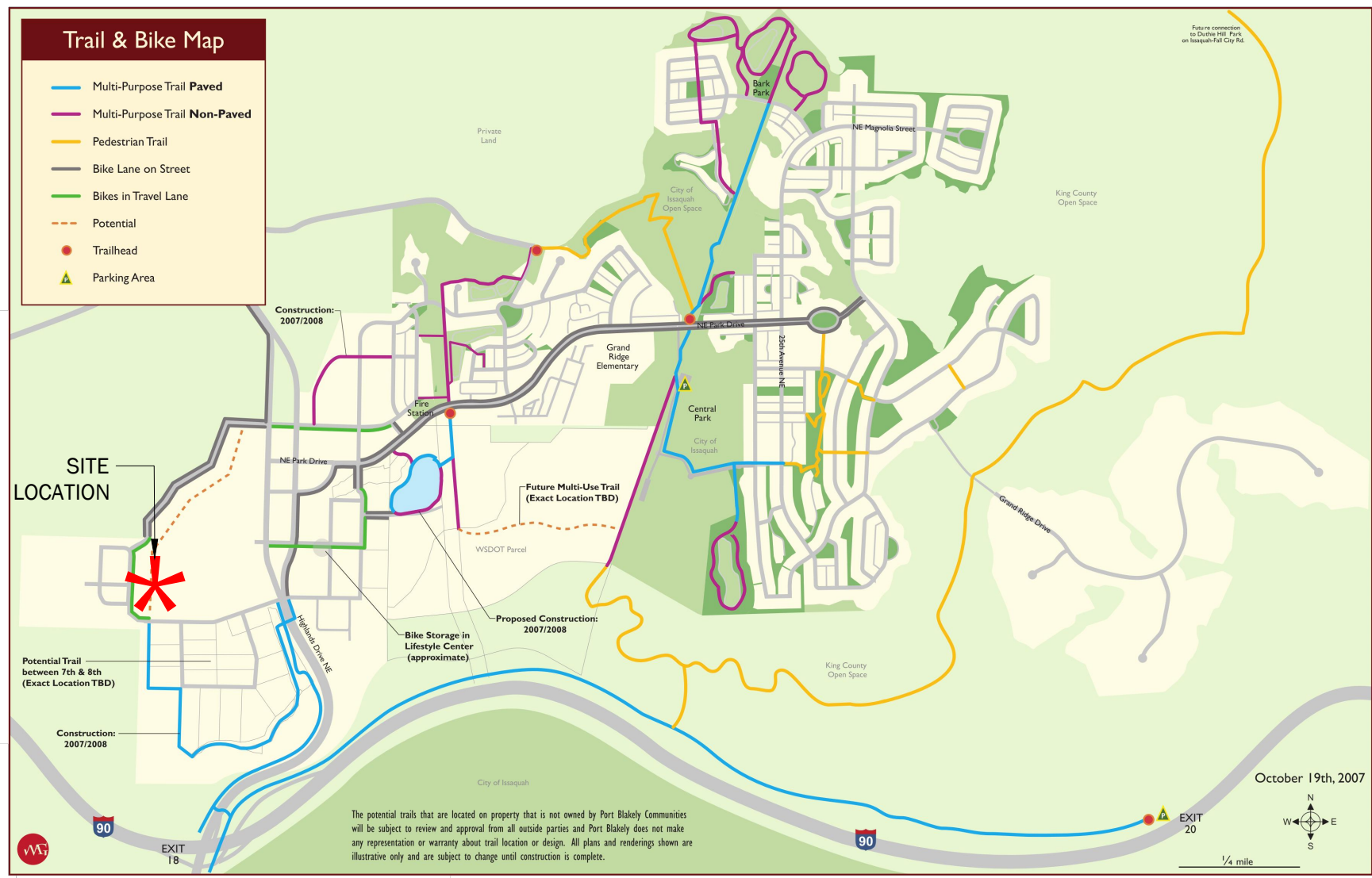


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<p>14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.8652/7877 Fax 425.8652/7963</p> <p>CORE DESIGN ENGINEERING • PLANNING • SURVEYING</p>											
<p>PRELIMINARY GRADING PLAN WESTRIDGE - BLOCK 4 POLYGON WLH, L.L.C. 11624 SE 5TH STREET BELLEVUE, WASHINGTON 98005</p>											
PROJECT NUMBER 13128A											
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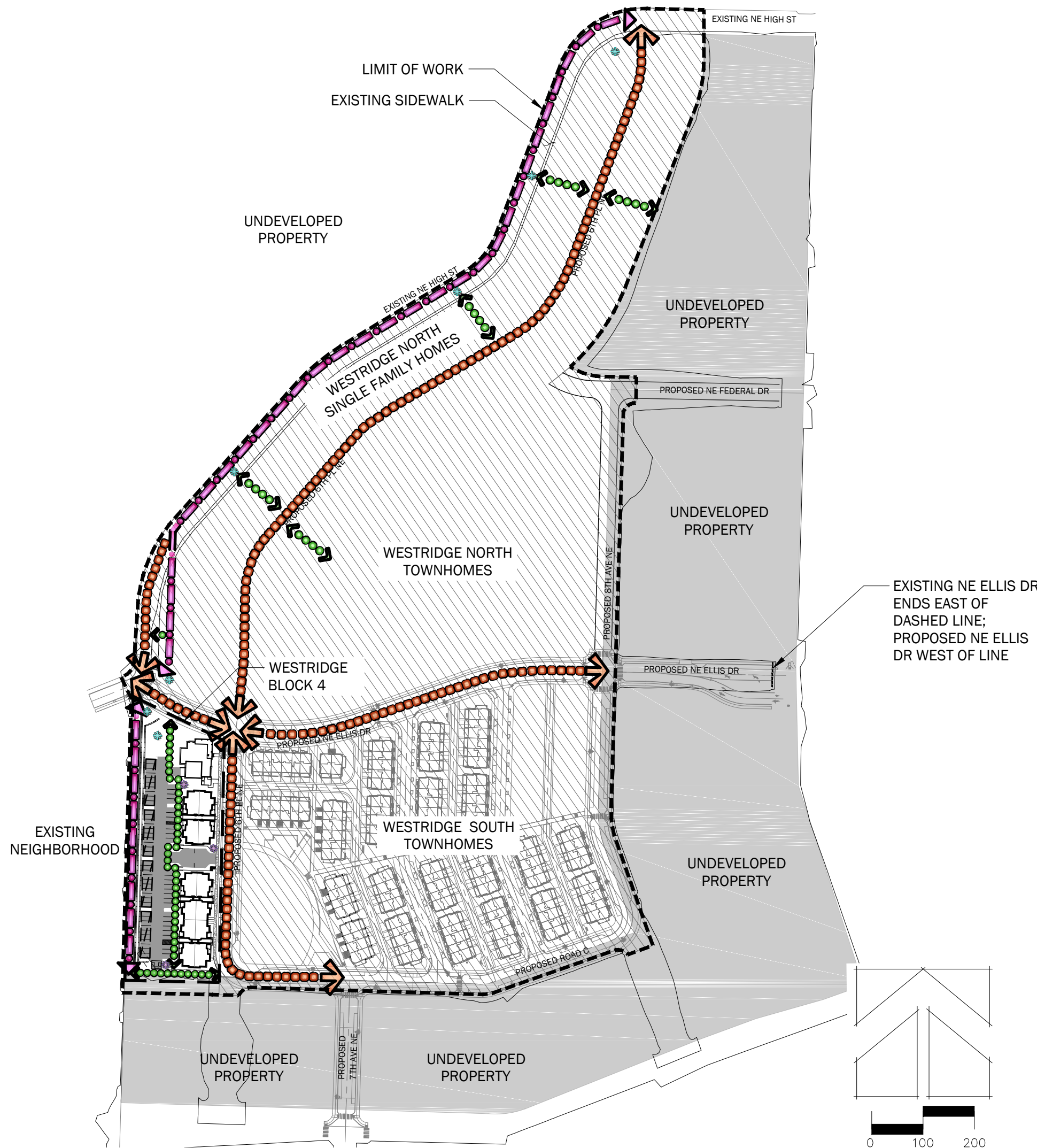
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<p>14771 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963</p> <p>CORE DESIGN ENGINEERING • PLANNING • SURVEYING</p>		
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ASDP



ISSAQUAH HIGHLANDS BIKE & TRAIL MAP

SCALE: NOT TO SCALE



WESTRIDGE: OVERALL CIRCULATION

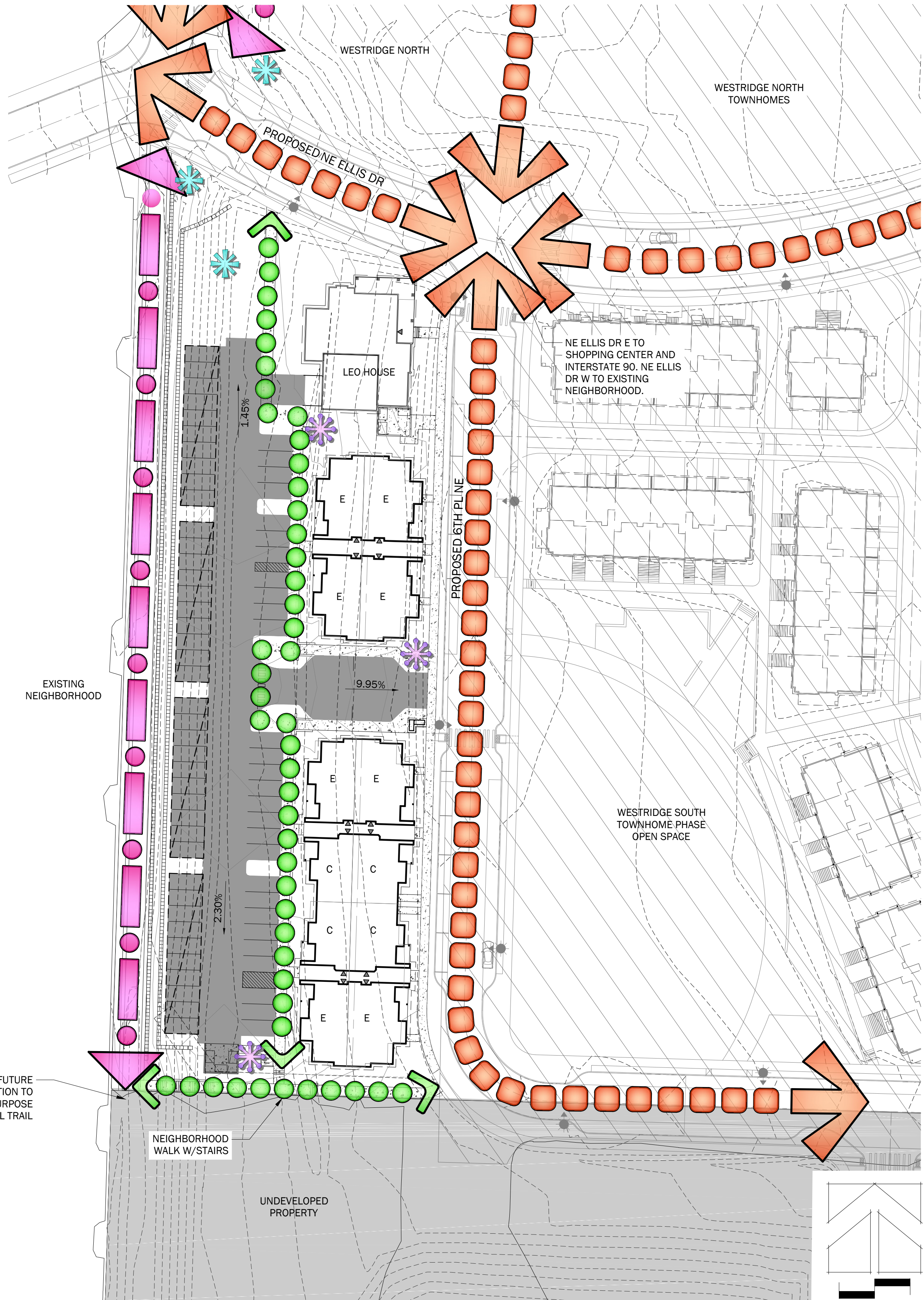
SCALE: 1"=200'

NOTES

1. MAIN STREET SIDEWALKS AND OFF STREET WALKWAYS ARE TO BE CONSTRUCTED OF CONCRETE PAVEMENT.
2. MULTI-PURPOSE TRAIL IS TO BE PAVED WITH CONCRETE WITH A SOFT GRAVEL SHOULDER OF TWO-FOOT IN WIDTH ON BOTH SIDES OF DESIGNATED TEN-FOOT WIDE TRAIL.
3. THE MAIN STREETS WITH WALKWAYS, MULTI-PURPOSE TRAIL AND OFF-STREET WALKWAYS ARE INTENDED TO PROVIDE ALTERNATE SAFE ROUTES FOR BICYCLISTS.
4. THE NEIGHBORHOOD TRAIL STAIRS ARE TO BE DESIGNED AND CONSTRUCTED TO HAVE A BIKE MANEUVERING DETAIL TO ASSIST CYCLISTS TO MOVE THEIR BICYCLE THROUGH STAIRWAYS.

LEGEND

SYMBOL	DESCRIPTION
	BICYCLE PARKING
	MAIN STREET WITH SIDEWALK
	MULTI-PURPOSE TRAIL
	NEIGHBORHOOD TRAIL
	RECREATIONAL PLAZA



WESTRIDGE BLOCK 4: CIRCULATION DIAGRAM

SCALE: 1"=40'

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Joshua Pennington Beardo
JOSHUA PENNINGTON BEARDO
CERTIFICATE NO. 938

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.862.8777 Fax 425.862.7963
CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

SCALE:	DESIGNED EMC	DRAWN EMC	CHECKED JPB	DATE FEB. 2018	VERIFY SCALE
					BAR IS ONE INCH ON ORIGINAL DRAWING

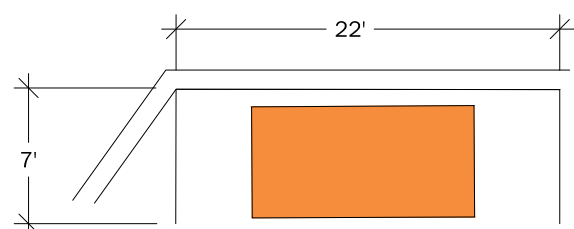
CIRCULATION PLAN
WESTRIDGE BLOCK 4
POLYGON WLH, L.L.C.
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
13128A
DRAWING
P01
SHEET 1 OF 3

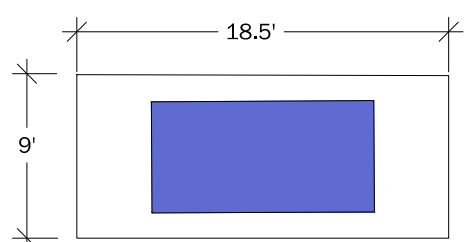
LEGEND

- STANDARD PARKING SPACE
- PARKING LOT CARPORT STALL
- OFF-STREET PARKING
- OFF-STREET LOADING

TYPICAL PARKING CONFIGURATION



LOADING STALL (TYP.)



PARKING LOT /CARPORT STALLS (TYP.)

PARKING PROVIDED

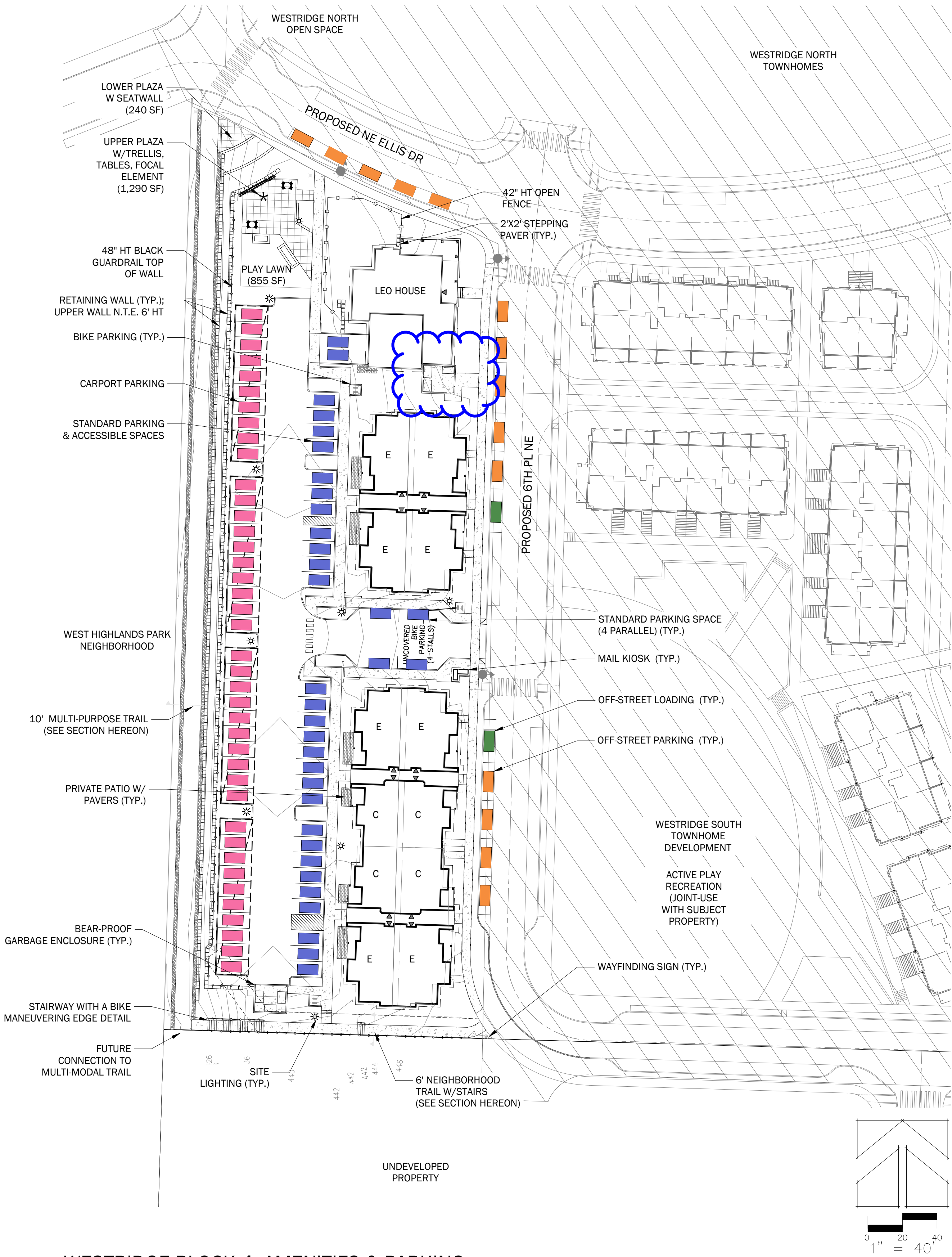
PARKING LOT - CARPORT	40
PARKING LOT - STANDARD	34
OFF-STREET PARALLEL PARKING	14
OFF-STREET LOADING (2 STALLS)	0
TOTAL STALLS	88

AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	NOTES/ QUANTITY/ SPECIFICATIONS
	PLAZA PAVING	SCORED CONCRETE: 4' X 4' CONCRETE SQUARES WITH A 6" CONCRETE BAND; BONE WITH TERRA COTTA MORTAR JOINT COLORS
	TRELLIS	
	CONCRETE SEATWALL	FOUR (4): 18" WIDTH, 20" HEIGHT; COLOR TO MATCH ARCHITECTURE AND PLAZA PAVING
	BIKE PARKING ON CONCRETE PAD	MODEL TBD
	MAIL KIOSKS ON CONCRETE PAD	MODEL TBD: TWO KIOSKS (2); FINAL COUNT TBD
	SITE LIGHTING	MODEL TBD
	WAYFINDING SIGN	MODEL TBD
	PICNIC TABLE	MODEL TBD
	FOCAL ELEMENT	TBD

NOTES

1. DRIVEWAYS W/ 18' MIN. LENGTH ARE CONSIDERED PARKING SPACES.
2. LANDSCAPE DESIGN WILL FOLLOW "TRADITIONAL TOWNSCAPE" STANDARDS.
3. IMAGES ARE CONCEPTUAL TO DEMONSTRATE POSSIBLE CHARACTER OF EACH SPACE.



WESTRIDGE BLOCK 4: AMENITIES & PARKING

SCALE: 1"=40'

INSPIRATION



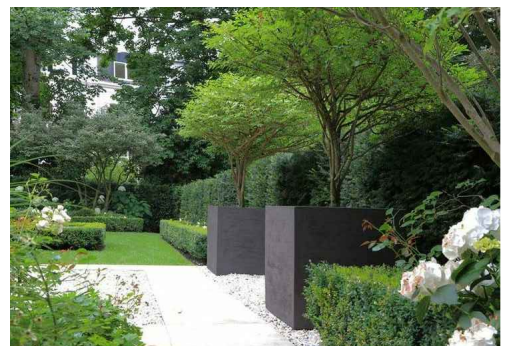
SITE AMENITIES



BIKE AMENITIES



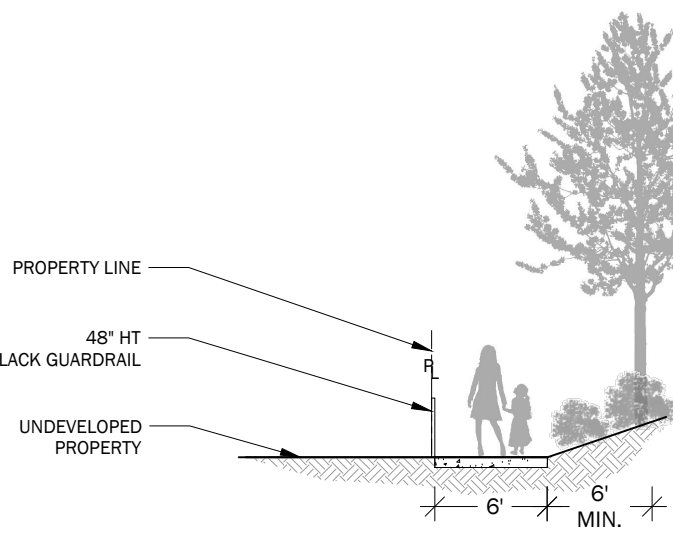
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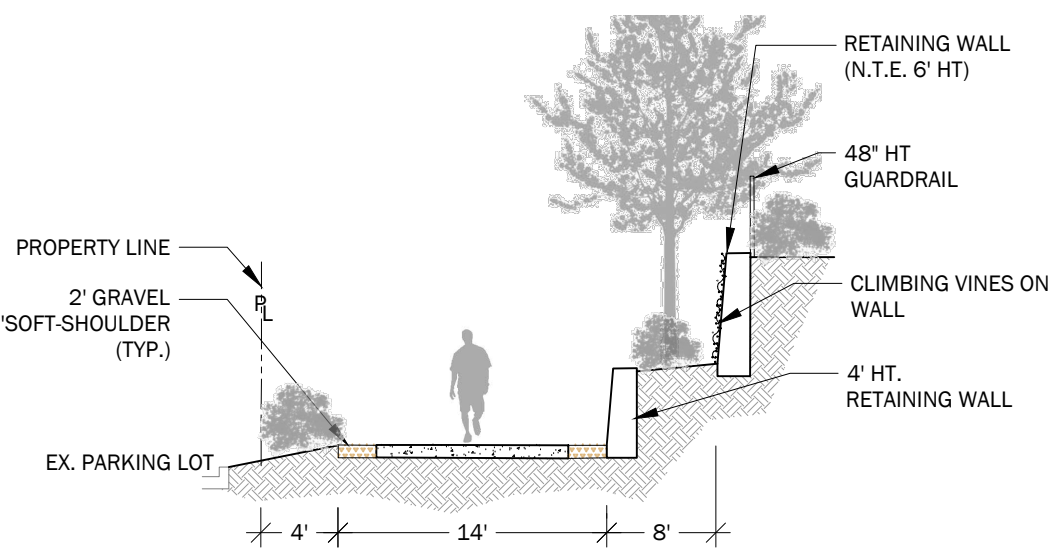
PLAZA



SECTIONS



SECTION: NEIGHBORHOOD TRAIL



SECTION: MULTI-PURPOSE TRAIL

BY: CK

REVISION

NO. DATE

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.862.8777 Fax 425.862.7963

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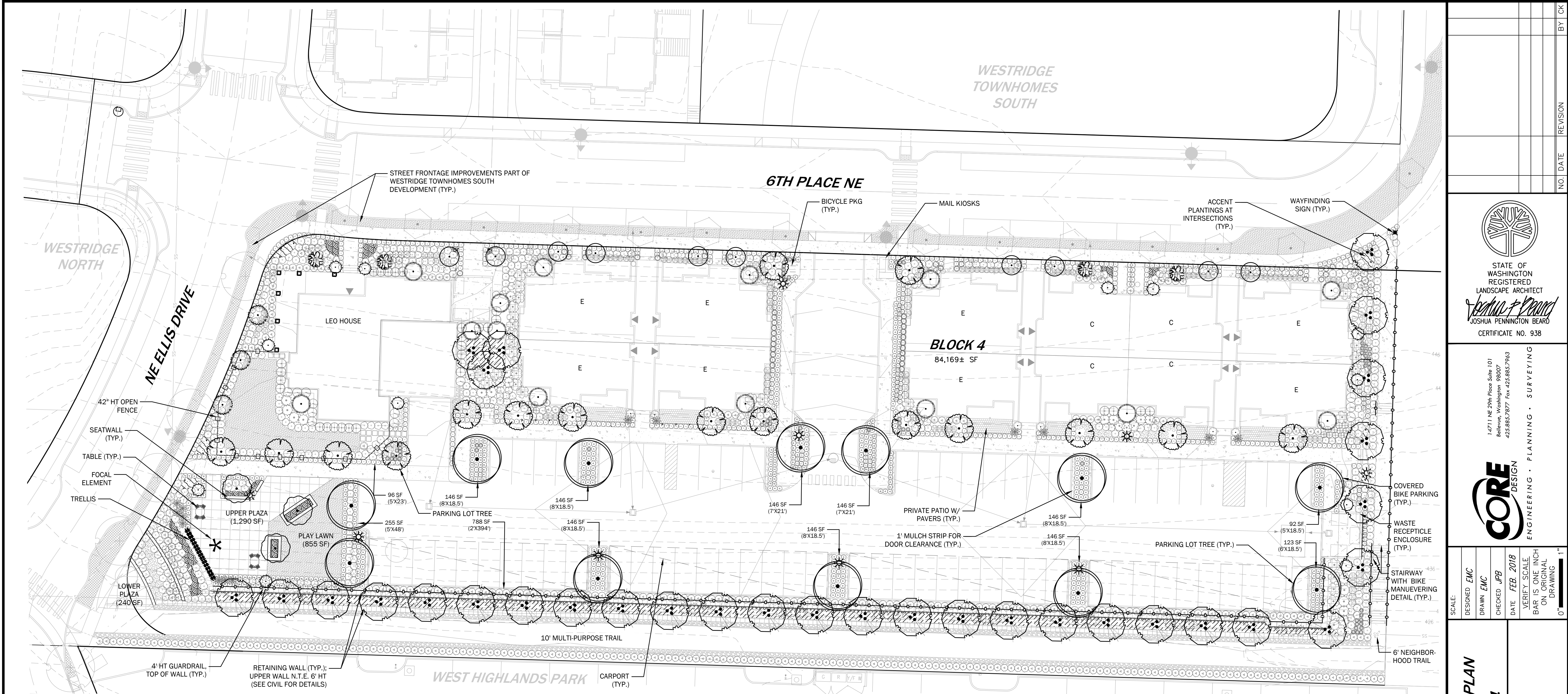
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AMENITIES & PARKING
WESTRIDGE BLOCK 4
POLYGON WLH, LLC.
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
13128A

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P02

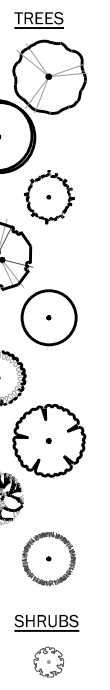
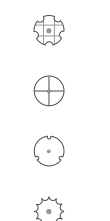
SHEET 2 OF 3



WESTRIDGE BLOCK 4: LANDSCAPE PLAN

SCALE: 1"=40'

PLANT SCHEDULE

	TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS							
		3	ACER PALMATUM "BLOODGOOD"	BLOODGOOD JAPANESE MAPLE	1.5" CAL. MIN.	AS SHOWN			67	HELICTOTRICHON SEMPERVIRENS "BLUE OATS"	BLUE OAT GRASS	2 GAL	24" O.C.	FULL & BUSHY
		12	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL. MIN.	AS SHOWN	WELL BRANCHED		4	HYDRANGEA MACROPHYLLA "NIKKO BLUE"	NIKKO BLUE HYDRANGEA	5 GAL	48" O.C.	
		12	CHAMAECYPARIS OBTUSA "GRACILIS"	SLENDER HINOKI CYPRESS	6' HT. MIN.	AS SHOWN	EVERGREEN		511	ILEX CRENATA "HELLERII"	HELLER JAPANESE HOLLY	2 GAL	24" O.C.	SHEARED TO MAINTAINED 18" HT.
		33	CORNUS KOUSA "CHINENSIS"	CHINESE DOGWOOD	1.5" CAL. MIN.	AS SHOWN	WELL BRANCHED		34	MUHLENBERGIA CAPILLARIS "LENCA"	REGAL MIST PINK MUHLY	3 GAL	36" O.C.	FULL & BUSHY
		10	FAGUS SYLVATICA "DAWKYCLE PURPLE"	DAWKY PURPLE BEECH	2" CAL. MIN.	AS SHOWN	WELL BRANCHED		111	NANDINA DOMESTICA "COMPACTA"	DWARF HEAVENLY BAMBOO	5 GAL	36" O.C.	FULL & BUSHY
		3	HEPTACODIUM MICONIODES	SEVEN SONS FLOWER	1.5" CAL. MIN.	AS SHOWN	WELL BRANCHED		101	NANDINA DOMESTICA "FIRE POWER"	FIREPOWER NANDINA	2 GAL	24" O.C.	FULL & BUSHY
		16	PRUNUS SERRULATA "AMANOGAWA"	JAPANESE FLOWERING CHERRY	6' HT. MIN.	AS SHOWN	STREET TREE QUALITY		17	OSMANTHUS DELAVAYI	DELAVAY OSMANTHUS	15 GAL	48" O.C.	SHEARED TO MAINTAINED 48" HT.
		4	STYRAX OBASSIA	FRAGRANT SNOWBELL	15 GAL	AS SHOWN	SPECIMEN TREE		14	PHORMILUM TENAX "ATROPURPUREUM"	PURPLE NEW ZEALAND FLAX	5 GAL	3" O.C.	FULL & BUSHY
		4	THUJA PLICATA "GREEN GIANT"	WESTERN RED CEDAR	6' HT. MIN.	AS SHOWN			34	PIERIS JAPONICA "CAVATINE"	LILY OF THE VALLEY BUSH	2 GAL	24" O.C.	FULL & BUSHY
	SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS							
		10	ABELIA X GRANDIFLORA "KALEIDOSCOPE"	GLOSSY ABELIA	3 GAL/24" HT. MIN.				29	RHODODENDRON X PJM	PJM RHODODENDRON	5 GAL	36" O.C.	FULL & BUSHY
		33	ARBUTUS UNEDO "COMPACTA"	DWARF STRAWBERRY TREE	15 GAL	48" O.C.	SHEARED TO MAINTAINED 48" HT.		47	SPRAEA JAPONICA "ANTHONY WATERER"	JAPANESE SPIREA	5 GAL	36" O.C.	FULL & BUSHY
		26	BERBERIS THUNBERGII "CRIMSON PYGMY"	CRIMSON PYGMY BARBERRY	2 GAL	24" O.C.	FULL & BUSHY		31	TAXUS BACCATA "FASTIGIATA"	FASTIGIATA ENGLISH YEW	5 GAL	36" O.C.	FULL & BUSHY
		552	BUXUS SEMPERVIRENS "SUFFRUTICOSA"	TRUE DWARF BOXWOOD	2 GAL	24" O.C.	FULL & BUSHY		494	VIBURNUM DAVIDII	DAVID VIBURNUM	3 GAL	36" O.C.	FULL & BUSHY
		59	CORNUS STOLONIFERA "CARDINAL"	CARDINAL REDTWIG DOGWOOD	5 GAL	4" O.C.	3 CANES MIN.							

GROUND COVERS											
QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS						
691	ANNUALS		4"POT	9" O.C.	TRIANGULATE SPACING						
968	COTONEASTER DAMMERI "LOWFAST"	LOWFAST BEARBERRY COTONEASTER	1 GAL	18" O.C.							
299	LAVANDULA ANGUSTIFOLIA "HIDCOTE"	HIDCOTE LAVENDER	1 GAL	18" O.C.	TRIANGULATE SPACING						
15	LITHODORA DIFFUSA "HEAVENLY BLUE"	BLUE LITHODORA	4"POT	12" O.C.	TRIANGULATE SPACING						
43 SF	MULCH										
1833 SF	LAWN	SOLID SOD	SOD	AS SHOWN	AS SHOWN						

PARKING LANDSCAPE CALCS

TOTAL PARKING LOT AREA:	24,040 SF
REQUIRED LANDSCAPING:	2,404 SF (10% OF PARKING AREA)
TOTAL LANDSCAPE AREA PROVIDED:	2,522 SF
REQUIRED TREES (1 TREE/6 STALLS):	13 (74/6)
TOTAL TREES PROVIDED:	13

STATE OF WASHINGTON
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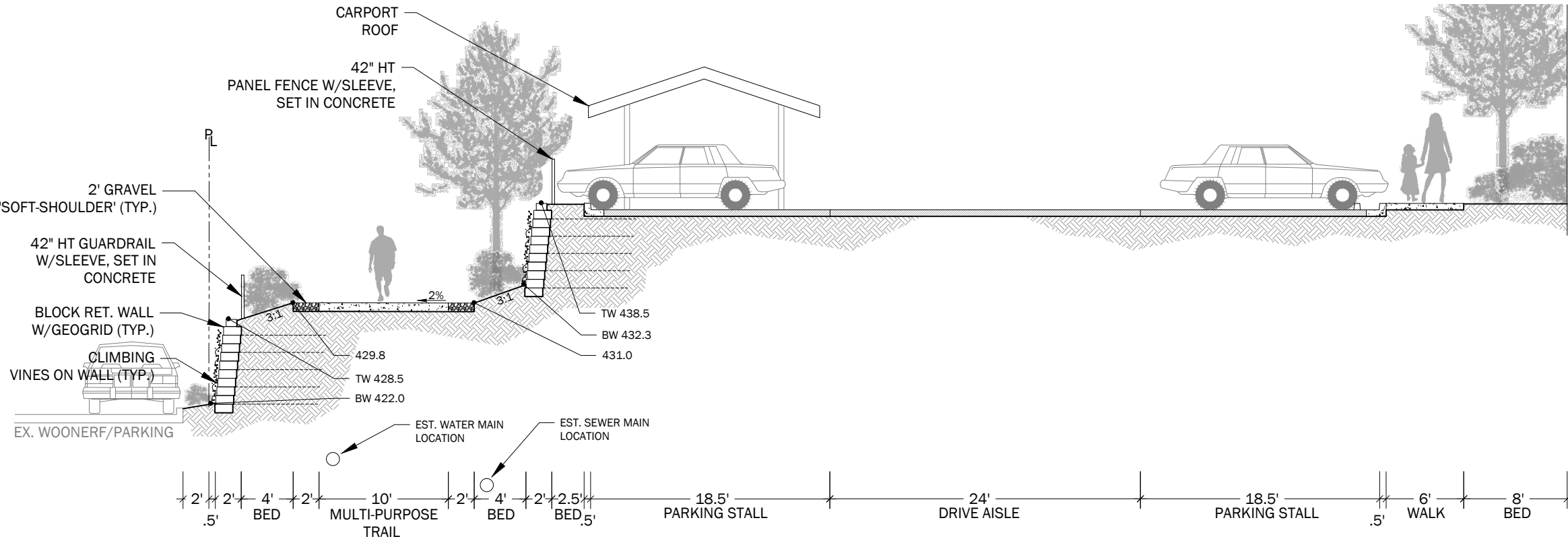
PRELIMINARY LANDSCAPE PLAN
WESTRIDGE BLOCK 4
POLYGON W/LH, L.L.C.
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
13128A

DRAWING
P03

SHEET 3 OF 3

NO. DATE REVISION BY CK



SECTION: MULTI-PURPOSE TRAIL

SCALE: 1"=10'